

ZONING AND BUILDING AGENDA

APRIL 3, 2007

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

- 276728 DOCKET #8025 – D. STASIK, Owner Application: Variation to reduce both interior side yard setbacks from 10 feet to 3 feet; reduce front yard setback from 30 feet to 20 feet; increase the floor area ratio from .40 to .60 for a new single family residence; and reduce rear yard setback from 5 feet to 3 feet for a detached accessory garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.08 of an acre, located on the east side of Lorel Avenue, approximately 180 feet north of 50th Street in Stickney Township. **Recommendation: That the application be granted a one year extension of time.**
- Conditions: None
- Objectors: None
- 285930 DOCKET #8160 – SHAH/DANDONA, Owners Application: Variation to reduce lot area from 40,000 square feet to 12,673 square feet (existing); reduce lot width from 150 feet to 95 feet (existing); reduce corner side yard setback from 25 feet to 14 feet; reduce left interior side yard setback from 15 feet to 9 feet; and increase floor area ratio from .25 to .30 for a single family residence on a private sewage system in the R-4 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the southeast corner of Pratt Boulevard and Marion Street in Schaumburg Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- Department of Public Health Approval #16524
- 285931 DOCKET #8230 – MASTERPLAN, Owner Application: Variation to reduce front yard setback from 15 feet to 5 feet (as amended) for an existing office identification sign in the C-5 Commercial Transition District. The subject property consists of approximately 0.46 of an acre, located on the southwest corner of 55th Street and Southwest Court in Lyons Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 285932 DOCKET #8239 – M. POREBSKI, Owner Application: Variation to reduce rear yard setback from 40 feet to 23 feet for a deck addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.19 of an acre, located on the west side of Galena Avenue, approximately 111 feet north of Nichols Road in Palatine Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None
- 285933 DOCKET #8246 - M. NEMMER, Owner Application: Variation to increase height of fence in front yard setback from 3 feet to 6 feet along Lake Avenue; 3 feet to 4 feet along the western side lot line in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the south side of Lake Avenue and on the north side of Applegate Road, approximately 90 feet west of Prairie Lawn Road in Northfield Township. **Recommendation: That the application be granted.**
- Conditions: None
- Objectors: None

THE ZONING BOARD OF APPEALS RECOMMENDATIONS FOR VARIATIONS

285934 DOCKET #8247 - J. RUDA, Owner Application: Variation to reduce front yard setback from 30 feet to 27 feet (existing); reduce right side yard setback from 10 feet to 8 feet 7 inches (existing) for a proposed 2nd story dormer addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.37 of an acre, located on the northwest corner of Belden Avenue and Hawthorne Avenue in Leyden Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

285935 DOCKET #8248 - J. MOHAN, Application: Variation to reduce rear yard setback from 50 feet to 43 feet (existing) for a deck addition in the R-4 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located on the north side of Penny Lane, approximately 327 feet west of 86th Avenue in Palos Township. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

NEW APPLICATIONS

285936 ALBERT & KIMBERLY BEAUDREAU, Owners, 14251 131st Street, Lemont, Illinois 60439. Application (No. SU-07-04; Z07037). Submitted by same. Seeking a SPECIAL USE, UNIQUE USE in the C-1 Restricted Business District to utilize existing main building on the premises as a law office for a sole practitioner attorney in Section 18 of Orland Township. Property consists of 0.37 of an acre located at the northeast corner of 159th Street and 113th Court in Orland Township. Intended use: To utilize the existing main building on the premises as a law office for a sole practitioner attorney.

285937 RAYMOND & JUDITH MCCASKEY, Owners , 2450 Lakeview Avenue, Unit 6, Chicago, Illinois 60614, Application (No. SU-07-05; Z07044). Submitted by The Plum Grove Estates Sanitary District, c/o Samelson & Payne, Attorneys at Law, Norman E. Samelson, 1300 Jefferson Street, Suite 105, Des Plaines, Illinois 60016. Seeking a SPECIAL USE in the R-4 Single Family Residence District for the installation of a sanitary sewer lift station and related equipment and controls in Section 35 of Palatine Township. Property consist of unknown acreage on the south side of Edgewood Lane (private easement), approximately 700 feet west of Crestwood Lane, approximately 200 feet south of the residence at 206 Edgewood in Palatine Township. Intended use: For the installation of public Sanitary Districts Sanitary sewer lift station which provides for disposal of the sanitary sewage from the seven (7) single family residences located in the lift station service area.

* The next regularly scheduled meeting is presently set for Wednesday, April 18, 2007.